

Request for City Council Committee Action From the Planning Department

Date: September 24, 2002

To: Council Member Schiff, Chair, Zoning and Planning Committee

Referral to: None

Subject: Request for a three-year extension of the existing interim permit for Thrivent Financial for Lutherans (formerly Lutheran Brotherhood) for the surface parking lot at 601 5th St. S. (85 stalls)

Recommendation: The Planning Department recommends the Zoning and Planning Committee and the City Council deny the application consistent with the City Council action of 8/30/00.

Previous Directives (any past Council actions or directions to staff): At its meeting on August 7, 2000, the City Planning Commission converted prior applications for this project (BZCU-194 and BZV-290) to an interim use application and referred the matter to the Zoning and Planning Committee. The City Council approved the interim permit on 8/30/00 with the following condition: "If at the end of the two-year period, the applicant has not made application for permits for the redevelopment of the site at 601 5th Ave. S., the applicant shall apply for a variance of the parking overlay and shall landscape the entire block on which the site is a part, consistent with the provisions of Chapter 530 and Section 541.360 (b) of the Zoning Code. The improvements shall be completed by November 30, 2002."

Prepared or Submitted by (name, title, phone): J. Michael Orange, Principal Planner, 673-2347

Approved by (names, title, signature): Chuck Ballentine, Planning Director

Presenters in Committee (name, title): J. Michael Orange, Principal Planner

{PRIVATE}Financial Impact (Check those that apply)
<input checked="checked" type="checkbox"/> X No financial impact – or – Action is within current department budget. (If checked, go directly to Background/Supporting Information)
<input type="checkbox"/> Action requires an appropriation increase to the Capital Budget
<input type="checkbox"/> Action requires an appropriation increase to the Operating Budget
<input type="checkbox"/> Action provides increased revenue for appropriation increase
<input type="checkbox"/> Action requires use of contingency or reserves
<input type="checkbox"/> Other financial impact (Explain): Need authorization to seek outside funds
<input type="checkbox"/> Request provided to the Budget Office when provided to the Committee Coordinator

{PRIVATE}Community Impact (use any categories that apply)
Neighborhood Notification: Notice of the hearing was sent to the property owners within 350 feet of the site and to citizen groups with jurisdiction in the area.
City Goals: Make downtown a great place to live, work, play and do business.

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Comprehensive Plan: The City Council adopted the *Minneapolis Plan* (adopted by the City Council, Mayor and Minneapolis Planning Commission, March 2000) and incorporated the “Minneapolis Downtown 2010 Plan” (2010 Plan) as a part of the *Minneapolis Plan*. The 2010 Plan includes the following policies most relevant to the entire project:

- **Land use:** The project is located just beyond the Secondary Office District (Attachment 6) and within the downtown’s fringe parking area.
- **Policy 7 in the Downtown Movement chapter:** “Ensure an adequate supply of long-term parking to meet projected employment growth balanced with objectives for increasing transit use.”
- **Policy 8 in the Downtown Movement chapter:** The policy calls for the location of “long-term parking and principle-use parking on the periphery of the office, retail and entertainment districts. . . .”

The project is consistent with the above policies.

Zoning Code: Refer to the attached report

Other

Background/Supporting Information Attached:

The attached staff report details the project and the Planning Department’s findings.

Attachment: Planning staff report on the project

For information, call [Jan Hrnecir](#), Chief Committee Coordinator, 673-3130

City of Minneapolis

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Redbook

Revised November 2001